



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 25, 2024, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZIOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski, Emma Fulwilder and Kelsey Lutzow.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, November 25, 2024, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the November 4, 2024, meeting.

E. Regular Business.

- I. Consideration with possible action on the request by Downtown Green Bay, Inc., (DGBI) to approve their 2025 Business Improvement District (BID) Operation Plan.
2. Consideration with possible action on the request by Olde Main Street Inc., (OMS) to

approve their 2025 Business Improvement District (BID) Operating Plan.

3. Consideration with possible action on the request by On Broadway Inc., (OBI) to approve their 2025 Business Improvement District Operating Plan.
4. Consideration with possible action on the request by Military Avenue Inc., (MAI) to approve their 2025 Business Improvement District (BID) Operating Plan.
5. (ZP 24-37) Public Hearing on a request for a Conditional Use Permit to allow a single-family residence in an (OR) Office Residential district located at 129 Oak Grove Avenue, submitted by Dennis and Cindy Scherer, property owners. (Ald. C. Stevens, District 5)
6. (ZP 24-37) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family residence in an (OR) Office Residential district located at 129 Oak Grove Avenue, submitted by Dennis and Cindy Scherer, property owners. (Ald. C. Stevens, District 5)
7. (ZP 24-44) Public Hearing on a request for a Conditional Use Permit to allow a covered front porch within the front yard setback located at 823 Neufeld Street, submitted by Karstin Van Stechelmann, property owner. (Ald. C. Wery, District 8)
8. (ZP 24-44) Consideration with possible action on a request for a Conditional Use Permit to allow a covered front porch within the front yard setback located at 823 Neufeld Street, submitted by Karstin Van Stechelmann, property owner. (Ald. C. Wery, District 8)
9. (ZP 24-42) Public hearing on a request to rezone Parcel 21-1336-2 located on the 1600 Block of Amy Street from Low-Density Residential (R1) to Medium-Density Residential (R2), submitted by Dalton Ruesch, JJP Acquisitions LLC, property owner. (Ald. B Galvin, District 4)
10. (ZP 24-42) Consideration with possible action on a request to rezone Parcel 21-1336-2 located on the 1600 Block of Amy Street from Low-Density Residential (R1) to Medium-Density Residential (R2), submitted by Dalton Ruesch, JJP Acquisitions LLC, property owner. (Ald. B Galvin, District 4)
11. (ZP 24-43) Public hearing on a request to amend uses and physical development standards of a Planned Unit Development (PUD) at 216 S Military Avenue, submitted by David Martin of Henry Real Estate Development LLC, applicant and property owner. (Ald. M. Eck, District 11)
12. (ZP 24-43) Consideration with possible action on a request to amend uses and physical development standards of a Planned Unit Development (PUD) at 216 S Military Avenue, submitted by David Martin of Henry Real Estate Development LLC, applicant and property owner. (Ald. M. Eck, District 11)
13. (ZP 24-45) Public Hearing on a request to amend a Planned Unit Development (Southwest Woods) located at 2405 W. Mason Street Frontage Road and the 1100-1200 Block of Hinkle Street from W. Mason Street Frontage Road to Hobart Drive, submitted by DT HMC West Mason, LLC, on behalf of multiple property owners. (Ald. M. Eck, District 11)
14. (ZP 24-45) Consideration with possible action on a request to amend a Planned Unit

Development (Southwest Woods) located at 2405 W. Mason Street Frontage Road and the 1100-1200 Block of Hinkle Street from W. Mason Street Frontage Road to Hobart Drive, submitted by DT HMC West Mason, LLC, on behalf of multiple property owners. (Ald. M. Eck, District 11)

15. (ZP 24-46) Public Hearing on a request to rezone 2425 W. Mason Street Frontage Road and parts of 2415 and 2405 W. Mason Street Frontage Road from General Commercial (C1) to Highway Commercial (C2), submitted by GB Real Estate Investments, LLC on behalf of GB Real Estate Investments, LLC, DJG West Mason, LLC, and DT HMC West Mason LLC, property owners. (Ald. M. Eck, District 11)
16. (ZP 24-46) Consideration with possible action on a request to rezone 2425 W. Mason Street Frontage Road and parts of 2415 and 2405 W. Mason Street Frontage Road from General Commercial (C1) to Highway Commercial (C2), submitted by GB Real Estate Investments, LLC on behalf of GB Real Estate Investments, LLC, DJG West Mason, LLC, and DT HMC West Mason LLC, property owners. (Ald. M. Eck, District 11)
17. (ZP 24-47) Public Hearing on a request for a Conditional Use Permit to allow for a surface parking lot on parts of 2425, 2415, and 2405 W. Mason Street Frontage Road, submitted by GB Real Estate Investments, LLC on behalf of GB Real Estate Investments, LLC, DJG West Mason, LLC, and DT HMC West Mason LLC, property owners. (Ald. M. Eck, District 11)
18. (ZP 24-47) Consideration with possible action on a request for a Conditional Use Permit to allow for a surface parking lot on parts of 2425, 2415, and 2405 W. Mason Street Frontage Road, submitted by GB Real Estate Investments, LLC on behalf of GB Real Estate Investments, LLC, DJG West Mason, LLC, and DT HMC West Mason LLC, property owners. (Ald. M. Eck, District 11)

F. Informational.

1. Director's report.
2. Date of next meeting: January 13, 2025.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.